



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755
323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

March 27, 2007

Honorable Board of Commissioners
Housing Authority of the
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**APPROVE THE AGENCY PLAN FOR THE HOUSING AUTHORITY OF THE COUNTY
OF LOS ANGELES (ALL DISTRICTS)
(3 Vote)**

**IT IS RECOMMENDED THAT YOUR BOARD, AT THE CONCLUSION OF THE
PUBLIC HEARING:**

1. Find that the attached Agency Plan for Fiscal Year 2007-2008, as described herein, is exempt from the provisions of the California Environmental Quality Act (CEQA), because the activity will not have the potential for causing a significant effect on the environment.
2. Approve the attached Agency Plan, which consists of the Five-Year Plan for Fiscal Years 2004-2008, with an amendment to include goals relating to the Violence Against Women Act and Project-Based Vouchers, and the Annual Plan for Fiscal Year 2007-2008, as required by the U.S. Department of Housing and Urban Development (HUD), to update the Housing Authority's program goals, major policies and financial resources, including the Capital Fund Annual Statement and Five-Year Action Plan, the Admissions and Continued Occupancy Policy for the Conventional Public Housing Program, the Public Housing Lease Agreement and the Section 8 Tenant-Based Program Administrative Plan.



3. Adopt and instruct the Chair to sign the attached Resolution approving the Agency Plan for submission to HUD, and authorizing the Executive Director of the Housing Authority to take all actions required for implementation of the Annual Plan.
4. Authorize the Executive Director to execute all documents required to receive from HUD approximately \$5,665,390 in Capital Fund Program funds for resident programs, operating costs, and the rehabilitation of 1,461 housing units at 12 Conventional Public Housing Program developments throughout Los Angeles County, as described in the Annual Plan.
4. Authorize the Executive Director to incorporate into the Annual Plan all public comments received and approved for inclusion by your Board; and authorize the Executive Director to submit the Annual Plan to HUD by April 17, 2007.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) mandates that the Housing Authority submit to an Annual Plan to update program goals and objectives each year.

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund. Upon approval of the Annual Plan, the Housing Authority will receive approximately \$5,665,390 in Capital Fund Program funds from HUD for resident programs, administrative costs and housing rehabilitation for the Conventional Public Housing Program. Operating funds for the Conventional Public Housing Program and administrative fees for the Section 8 Tenant-Based Program are allocated through a separate budgetary process.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

On October 21, 1998, the QHWRA mandated that all housing authorities submit to HUD an Agency Plan. The Agency Plan identifies goals, major program policies and financial resources for both the Conventional Public Housing Program and Section 8 Tenant-Based Program. It consists of a Five-Year Plan and an Annual Plan.

The Five-Year Plan is a strategic planning document that identifies the Housing Authority's goals for the next five years. On April 6, 2004, your Board approved the current Five-Year Plan for the period extending from July 1, 2004 through June 30, 2008.

The Annual Plan identifies major program policies and financial resources. It updates information on housing needs, waiting lists, housing strategies, deconcentration and income mixing plans, income analyses, and other program and management data. The Annual Plan must be updated each year, and was last approved by your Board on March 28, 2006.

Also included as part of the Annual Plan are the updated Capital Fund Annual Statement and Five-Year Action Plan, the Admissions and Continued Occupancy Policy for the Conventional Public Housing Program, the Public Housing Lease Agreement and the Section 8 Tenant-Based Program Administrative Plan. Significant changes to these documents are discussed below.

Five-Year Plan

The Five-Year Plan has been amended this year to include two changes.

First, in accordance with the Violence Against Women and Department of Justice Reauthorization Act of 2005, the Housing Authority included a description of goals, policies, and programs that are in place to serve the needs of victims of domestic violence, dating violence, sexual assault, and stalking.

Second, the Housing Authority has revised the existing goal to expand the supply of assisted housing to include the implementation of a Project-Based Voucher Program.

Capital Fund Annual Statement

During Fiscal Year 2005-2006, a total of 1,607 housing units were rehabilitated at 14 Conventional Public Housing Program developments throughout Los Angeles County.

The 2007-2008 Capital Fund Annual Statement summarizes the Housing Authority's plan to use modernization funds to rehabilitate 1,461 housing units at 12 Conventional Public Housing Program developments throughout Los Angeles County. Included are proposed work items, estimated costs, and an implementation schedule for the work to be completed. Also provided is a list of programs and funding for non-modernization activities, including: the maintenance of family learning centers; crime prevention programs; resident self-sufficiency training programs; upgrading of computers; and program staffing.

As authorized by HUD, the Executive Director may amend the Capital Fund Annual Statement as necessary to respond to needs such as housing emergencies, to safeguard property or protect health and safety, and to implement other changes that are in the interests of the Housing Authority and public housing residents. The

Executive Director may also implement changes to the Capital Fund Annual Statement in response to changes in federal funding.

Admissions and Continued Occupancy Policy and Lease Agreement for the Conventional Public Housing Program

The Admissions and Continued Occupancy Policy (ACOP) and Lease Agreement for the Conventional Public Housing Program sets guidelines to determine eligibility for admission and continued occupancy. The revised document reflects five changes.

First, HUD regulations give the Housing Authority the authority to create a system of admissions preferences to meet local housing needs. In order of priority, Conventional Public Housing currently gives admissions preference to:

1. Homeless families, including victims of domestic violence and emancipated youth aging out of Foster Care;
2. Families who live and/or work in unincorporated Los Angeles County who are veterans or surviving spouses of veterans;
3. All other families who live and/or work in unincorporated Los Angeles County;
4. Families who do not live or work in unincorporated Los Angeles County who are veterans or surviving spouses of veterans;
5. All other families that do not live or work in unincorporated Los Angeles County.

In accordance with the State of California Health and Safety Code, section 34322.2, the Housing Authority will now give priority to families of veterans and members of the armed forces within each of the above admissions preference categories. Preference categories number two and four will be removed.

Second, a second priority local admissions preference will be given to eligible applicants that have been displaced by a second priority local admissions preference will be given to eligible applicants that have been displaced by a natural disaster declared by the President of the United States or through a governmental action. Families of veterans and members of the armed forces will be given priority in this new admissions preference.

Third, on January 5, 2005, Congress reauthorized the Violence Against Women Act (VAWA). In order to comply with VAWA, the Housing Authority will include policies for applicants and participants that are or have been victims of domestic or dating violence, or stalking. The Housing Authority will not deny admission to an applicant who is or has been a victim of domestic violence, dating violence, or stalking, if the person otherwise qualifies for assistance. Additionally, the Housing Authority will not evict a

current tenant solely because the resident is or has been a victim of domestic violence, dating violence, or stalking.

Fourth, the current chapter in the Admissions and Continued Occupancy regarding the Housing Authority's curfew policies does not describe the Housing Authority's policies on loitering. Loitering is defined as when a person delays, lingers, idles or remains in an area and does not have a lawful purpose for being there. The curfew policies chapter will be revised to include loitering policies consistent with the Los Angeles County Code, section 13.44.

Fifth, currently it is the Housing Authority's policy to not share resident information in the absence of an authorization, subpoena, court order or medical emergency. The Housing Authority will now share resident information that is necessary to determine eligibility for County welfare department programs or services for which the client has applied or is receiving, as authorized by the State of California Health and Safety Code, section 34217. This new policy is subject to any applicable confidentiality laws or provisions.

Section 8 Tenant-Based Program Administrative Plan

The purpose of the Section 8 Tenant-Based Program Administrative Plan is to set forth the policies and procedures that govern the Housing Authority's administration of rental assistance under this program. The revised Section 8 Tenant-Based Program Administrative Plan reflects seven changes.

First, HUD regulations give the Housing Authority the authority to create a system of admissions preferences to meet local housing needs. In order of priority, the Section 8 Program currently gives preference to:

1. Families referred through specially funded programs;
2. Families whose assistance was terminated due to a loss of funding;
3. Families residing or working within the Housing Authority's jurisdiction;
4. Families or individuals who are displaced due to natural disaster or government action;
5. Referrals from law enforcement agencies;
6. The elderly and veterans.

In accordance with the State of California Health and Safety Code, section 34322.2, the Housing Authority will now give priority to families of veterans and members of the armed forces within each of the above admissions preference categories. In accordance with the new Section 8 admissions preference, veterans will be removed from the sixth preference category.

Second, the Housing Authority will enter into a Memorandum of Understanding (MOU) with the Los Angeles County Office of Military and Veterans Affairs to expand the existing Section 8 Homeless set-aside program. The Los Angeles County Office of Military and Veterans Affairs will refer homeless veterans to the Housing Authority for Section 8 rental assistance.

On March 28, 2006, your board approved the expansion of the Homeless set-aside program to include an additional fifty vouchers for families that are both homeless and disabled, and individuals who were previously housed, but due to an illness were hospitalized, and lost their housing. The Housing Authority will now further expand the Homeless set-aside program as funding permits. The Housing Authority will receive referrals directly from Los Angeles County Department of Health Services (DHS) for these additional vouchers.

All set-aside programs are subject to the availability of funding. The Executive Director will continue to have authority to approve allocations beyond the existing program size for all set-aside programs.

Third, the Housing Authority has the discretion to disapprove owners from participating in the Section 8 Program for violations of the Housing Assistance Payments (HAP) contract obligations, including failure to meet State or local housing codes. The Housing Authority will now require owners to comply with local ordinances requiring a business license for rental properties. The Housing Authority may disapprove owners for a period of one year.

The Housing Authority will consider the disapproval of owners on a case-by-case basis after completion of a full investigation. The Housing Authority will attempt to minimize any disruption to Section 8 Program participants resulting from any owner disapproval and will extend participants' housing vouchers, if necessary.

Fourth, the Section 8 Program will also include policies for applicants and participants that are or have been victims of domestic or dating violence, or stalking, as required by VAWA. These policies preclude the Section 8 Program from denying admissions or terminating participation on the basis that the applicant or participant is a victim of domestic violence.

Fifth, in order to preserve the availability of affordable housing inventory, the Housing Authority will implement a Project-Based Voucher program. The Project-Based Voucher program will increase developer interest in building affordable housing developments in Los Angeles County through supplementing operating costs of affordable developments and ensuring stable occupancy by tying assistance to the unit.

Sixth, the Section 8 Program will adopt the new data sharing policy outlined in the ACOP for the Conventional Public Housing Program. As authorized by the State of

California Health and Safety Code, section 34217, the Housing Authority will now share Section 8 participant information that is necessary to determine eligibility for County welfare department programs or services for which the client has applied or is receiving.

Seventh, the Housing Authority currently denies admission to all applicants on parole or probation. This policy exceeds HUD regulations and results in the exclusion of those who commit petty crimes, such as shoplifting and traffic-related offenses. The Housing Authority will now admit applicants on parole or probation who are otherwise eligible under HUD regulations.

As required by Section 24 of the Code of Federal Regulations, Part 903.17, a public hearing to approve the Agency Plan must be conducted. Accordingly, copies of the Agency Plan were made available for public review and comment during the 45-day comment period extending from December 29, 2006 to February 11, 2007 at nine public libraries, 11 housing developments, the South Whittier Community Resource Center, Housing Authority administrative offices, and the Housing Authority web site. Notices of the availability of the documents and the public hearing were also published in newspapers of general circulation during the 45-day period.

The Summary of Public Outreach regarding the amended Agency Plan, including the Annual Plan for Fiscal Year 2007-2008, a list of the seventeen Conventional Public Housing Program developments in the Capital Fund Annual Statement for Fiscal Year 2007-2008, and the Annual Plan for Fiscal Year 2007-2008, are provided as Attachments, A, B, and C, respectively.

The Resolution approving the Agency Plan has been approved as to form by County Counsel. At the conclusion of the public review and comment period, the Housing Authority will provide to your Board all public comments pertaining to the Agency Plan. At the conclusion of the public hearing, public comments approved by your Board will be incorporated into the Agency Plan and submitted to HUD.

ENVIRONMENTAL DOCUMENTATION

This activity is exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3), because it involves administrative activity that will not have a physical impact on or result in any physical changes to the environment. The activity is also not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT PROGRAMS:

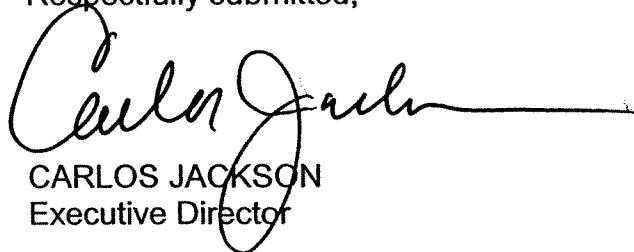
Honorable Board of Commissioners

March 27, 2007

Page 8

Submission of the Annual Plan is required by HUD for the receipt of Capital Fund Program funds, and for the continuation of the Conventional Public Housing Program and Section 8 Tenant-Based Program.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Carlos Jackson", followed by a long horizontal line extending to the right.

CARLOS JACKSON
Executive Director

Attachments: 3

Attachment A

Summary of Public Outreach

Section 511 of the QHWRA instructs public housing authorities (PHAs) to convene one or more Resident Advisory Boards (RABs) to assist and make recommendations on the development of the Annual Plan, as well as on any significant amendments or modifications. Conventional Public Housing Program residents and Section 8 Tenant-Based Program participants were invited to participate on the RAB to learn about programs included in the Annual Plan and to provide input.

Summary of RAB Activities:

Conventional Public Housing Program

- In October 2006, the Housing Authority sent a letter inviting the resident councils to participate in the Annual Plan process.
- Twenty-one Resident Council members participated in the RAB to develop the Annual Plan.
- Three public housing RAB meetings were held at the Nueva Maravilla housing development in November through December 2006.

Section 8

- In October 2006, a newsletter was sent to all Section 8 participants, inviting them to participate in the Annual Plan process.
- Eight RAB members volunteered to participate in the development of the Annual Plan.
- Four Section 8 RAB meetings were held in November 2006.

Other Outreach Activities

- A summary of the RAB comments and Housing Authority responses are included in Attachment E of the Annual Plan.
- A written Spanish version of HUD Form 50075, the Annual Plan template, was made available at Public Housing and Section 8 RAB meetings.
- Spanish translators were provided during the Conventional Public Housing RAB meetings.
- In December 2006, a public notice was mailed to all Section 8 program participants notifying them of the 45-day Public Review and Comment Period.
- In December 2006, a public notice was mailed to all Conventional Public Housing residents notifying them of the 45-day Public Review and Comment Period.
- In December 2006, a public notice announcing the 45-day Public Review and Comment Period was published in the Los Angeles Times, La Opinion, the Daily News, Wave Community Newspaper, International Daily News, L.A. Sentinel and

the Long Beach Press Telegram. The names of bilingual (Spanish and Russian) Housing Authority staff to be contacted were provided in the public notice.

- During the public comment period, the Annual Plan was made available at nine public libraries, 11 housing developments, the South Whittier Community Resource Center, the Housing Authority administrative office in Monterey Park, the Section 8 administrative office in Santa Fe Springs, the Section 8 Lancaster office and the Housing Authority web site.
- Summaries of the Annual Plan were available during the Public Review and Comment Period in Braille, Russian, Korean, Spanish and Mandarin Chinese at the above locations.
- Information regarding the Annual Plan is published annually in the Section 8 Tenant Talk newsletter and annually in the Public Housing Info Notes newsletter.

Attachment B

Capital Fund Rehabilitation

<u>Housing Development</u>	<u>Address</u>	<u>District</u>
1. Arizona and Olympic	1003-1135 S. Arizona Avenue Los Angeles, CA 90022	1
2. Herbert Avenue	133 Herbert Avenue Los Angeles, CA 90063	1
3. Ocean Park	175 Ocean Park Boulevard Santa Monica, CA 90405	3
4. Carmelitos	1000 Via Wanda Carmelitos, CA 90805	4
5. Harbor Hills	26607 So. Western Avenue Lomita, CA 90717	4
6. Marina Manor I	3401 Via Dolce Marina del Rey, CA 90292	4
7. Marina Manor II	3405 Via Dolce Marina del Rey, CA 90292	4
8. Whittier Manor	11527 Slauson Avenue Whittier, CA 90606	4
9. Foothill Villa	2423 Foothill Boulevard La Crescenta, CA 91214	5
10. Orchard Arms	23520 Wiley Canyon Road Valencia, CA 91355	5
11. Quartz Hills I	5028 West Avenue L-12 Quartz Hill, CA 93536	5
12. Quartz Hills II	42051 51 st Street West Quartz Hill, CA 93536	5